



FREEPORT PLANNING BOARD

December 6, 2006 Regular Meeting Minutes
7:00 p.m. City Hall Council Room

The meeting convened at 7:00 p.m. in the Council Meeting Room of the Freeport City Hall. Members present: Earnest Nettles, Bud Day, Ronnie Brannon, Susie Merrill, Dwayne Davis. Members absent: Brian Brown, ex-officio representing Eglin AFB (excused, e-mail attached) Staff present: Clay Adkinson (Board Attorney), Latilda Henninger (City Planner).

I. Meeting Called to Order

The meeting was called to order by Chairman Nettles.

II. Invocation and Pledge of Allegiance

The invocation was given by Vice-Chairman Day, followed by the Pledge of Allegiance.

III. Minutes of November 1, 2006 Regular Meeting Read/Approved

The minutes of November 1, 2006 Planning Board Regular Meeting were read. Several corrections were noted.

Board Action: Merrill made the motion to accept the November 1, 2006 Minutes as corrected. Davis seconded the motion. All ayes; motion carried.

IV. Items before the Board

A. Legislative

1. Huff Land Use Amendment

Amendment Summary: CHS Investments, LLC requested an amendment of the land use designation of parcel 19-1S-19-23000-007-0010, a 17-acre parcel located on the southeast corner of West bay Loop and Panda Drive. This parcel was annexed into the City of Freeport in 2005. The current Future Land Use designation is the county designation of "Rural Village". The applicant is requesting the City's "Low Density Residential category

Staff Recommendation: Approval *Henninger also noted that the development on the parent parcel utilized some of the development potential for this parcel and that the maximum number of residential units which could be realized on the 17 acres was 52 units.*



Project Representative: Scott Jenkins/JSA

Correspondence Received: None

Comments from the Audience: Aaron Brinson, the property owner to the north, asked about a drainage area that flows across his property through the property in question. *Henninger took his information so that the engineer for the project could contact him and discuss the stormwater situation.*

Board Discussion: The Board discussed the possibility of a developer's agreement or letter of understanding recognizing that the maximum units available for development on the parcel with the approval of the amendment would be 52 units.

Board Action: *Brannon motioned to recommend approve the Huff Land Use Amendment Request. Day seconded the motion. All ayes; motion carried.*

The Board also made a general recommendation for the City to have a formalized letter of understanding with the developer recognizing that the development potential for this parcel would be limited to 52 residential units.

2. Huff Zoning Assignment

Amendment Summary: CHS Investments, LLC requested a zoning assignment for Parcel 19-1S-19-23000-007-0010, a 17-acre parcel located on the southeast corner of West bay Loop and Panda Drive. This parcel was annexed into the City of Freeport in 2005. The applicant is requesting the City's "R-1" (Low Density Residential) category.

Staff Recommendation: Approval

Project Representative: Scott Jenkins of JSA

Correspondence Received: none

Comments from the Audience: none

Board Discussion: See above.

Board Action: *Brannon motioned the recommend approval of the Huff Zoning Assignment. Day seconded the motion. All ayes; motion carried.*



B. Quasi-Judicial

None.

V. Other Matters:

EAR Update – ISP (Institute of Senior Professionals)

Bill Maxon of the ISP appeared before the Planning Board and gave a status report of the preparation the ISP had made toward completing the City's EAR (Evaluation and Appraisal Report) *Handout attached to minutes.*

VI. Adjournment

Brannon motioned to adjourn the meeting. Day seconded the motion. All ayes; meeting adjourned.

Planning Board Chairman

From: Brown Brian CIV USAF 46 TW/CAX [mailto:brian.brown@eglin.af.mil]
Sent: Wednesday, December 06, 2006 10:56 AM
To: 'Latilda R. Henninger AICP'; bud day; Clay Adkinson; Dwayne Davis; earnest nettles; Earnest Nettles; Ronnie Brannon; Susie Merrill
Cc: Greene Larry T CIV USAF 46 TW/CAX
Subject: RE: December 6 Meeting

I won't be there tonight. Air Force has no issues with this agenda item.

Brian E. Brown
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From: Latilda R. Henninger AICP [mailto:lhenninger@freeportflorida.gov]
Sent: Friday, December 01, 2006 4:30 PM
To: Brian E. Brown; bud day; Clay Adkinson; Dwayne Davis; earnest nettles ; Earnest Nettles; Ronnie Brannon; Susie Merrill
Subject: December 6 Meeting